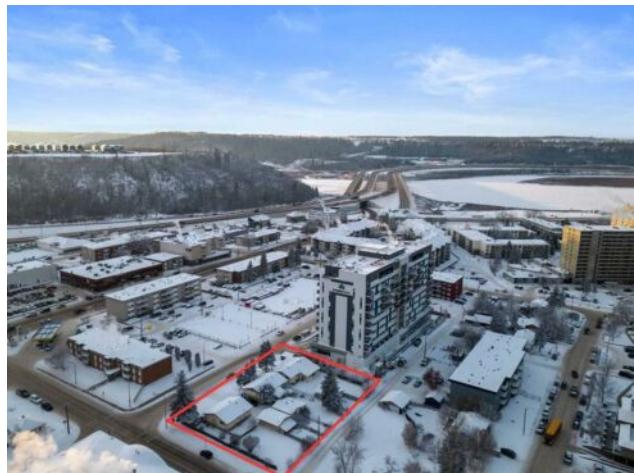




**10102, 10104, 10106 Manning Avenue  
Fort McMurray, Alberta**

**MLS # A2248413**

**\$1,225,000**



**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,309 sq.ft.

**Zoning:** CBD1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.55 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

CAR WASH APPROVAL IN PLACE!! PLANS AVAILABLE! RIME RE-DEVELOPMENT OPPORTUNITY!! OR PURCHASE 3 RESIDENTIAL PROPERTIES! DOWNTOWN! CORNER LOCATION! 10102, 10104 and 10106 Manning Avenue purchased as a package will allow for endless possibilities. The zoning CBD1 (Central Business District) and the high density adds to the possibilities. Over 170 feet in frontage and 137 feet in depth. (.55 ACRES) NOTE: For example of a possibility- There is already approval from the RMWB for development as a Car wash, a traffic study has also been completed. This site is next door to a new hotel complex, close to the new Ring Road and within walking distance to all amenities in the Downtown core. Not to mention so close to the Snye and Clearwater Rivers and the infamous MacDonald Island Park Complex.